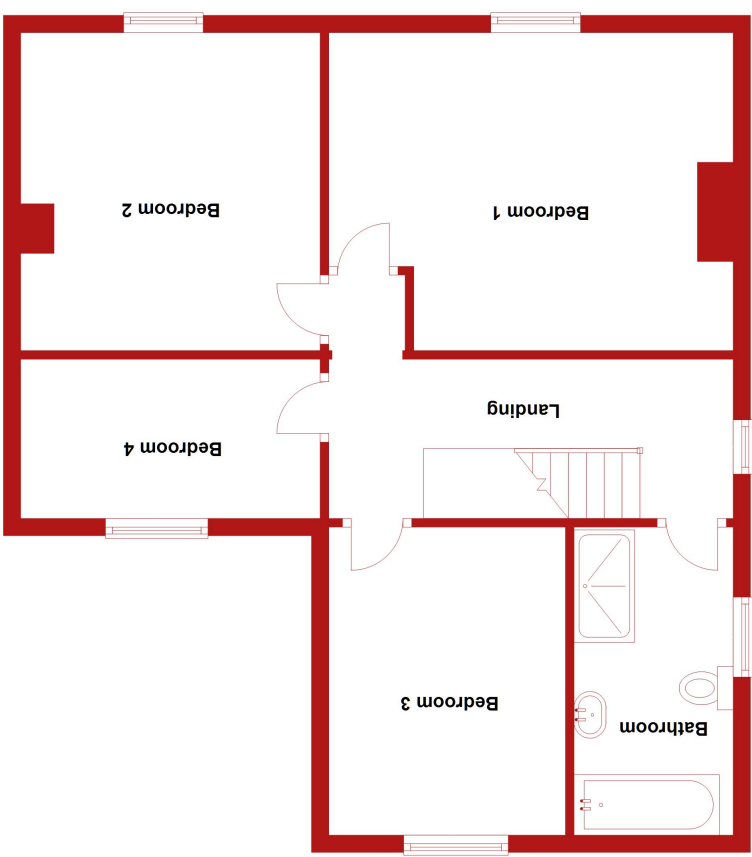


**Ground Floor**  
Approx. 72.1 sq. metres (776.1 sq. feet)



**First Floor**  
Approx. 63.5 sq. metres (683.0 sq. feet)



**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

**Huntingdon** St Neots 32 Market Square 60 High Street  
**St Neots** Kimbolton 24 High Street  
**Kimbolton** 15 Thayer St, London  
**Mayfair Office** Cashel House  
 Tel: 01480 414800  
 Tel: 01480 860400  
 Tel: 0870 112 7099



- Character Family Home
- Living Room, Family Room & Study
- Kitchen / Breakfast Room
- Driveway

- Four Bedrooms
- Multi Fuel Stove & Open Fireplace
- Walking Distance Of Amenities
- Generous Gardens



**Timber Glazed Door To**

**Reception Hall**

Stairs to first floor, radiator, wooden flooring.

**Living Room**

14' 10" x 10' 6" (4.52m x 3.20m)

A double aspect room with double glazed windows to side and rear aspects, central fire place with inset solid fuel stove, radiator, wooden flooring.

**Family Room**

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazed sash window to front aspect, radiator, central open fire place with open grate, wooden flooring.

**Study**

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed sash window to front aspect, radiator, wooden flooring.

**Work Room/Pantry**

6' 1" x 3' 11" (1.85m x 1.19m)

Double glazed window to side aspect, shelving, timber panel work, under stairs storage cupboard, brick flooring.

**Kitchen/Dining Room**

15' 4" x 11' 6" maximum (4.67m x 3.51m)

A triple aspect room with double glazed windows to both sides and rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces over, complementing tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, space for cooker with cooker hood over, radiator, tiled flooring.

**Rear Lobby**

Stable door to rear aspect, coats hanging area.

**Cloakroom**

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, wall mounted central heating boiler.

**First Floor Landing**

Double glazed window to side aspect, exposed floor boards.

**Bedroom 1**

15' 7" x 12' 0" (4.75m x 3.66m)

Double glazed sash window to front aspect, picture rail, radiator, central feature fire place, exposed floor boards.

**Bedroom 2**

12' 0" x 11' 9" (3.66m x 3.58m)

Double glazed sash window to front aspect, picture rail, radiator, exposed floor boards.

**Bedroom 3**

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to rear aspect, radiator, wooden flooring.

**Bedroom 4**

11' 9" x 6' 2" (3.58m x 1.88m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower attachment over, double shower cubicle with independent shower over, complementing tiling, heated towel rail.

**Outside**

To the front of the property is a gravel drive way providing off road parking provision. Side access leads to the side and rear gardens which are laid to lawn with mature shrubs, fruit trees, summer house and patio area.

**Tenure**

Freehold

Council Tax Band - E

Town And Country

